

## RETAIL/COMMERCIAL

Below is an example of what our proposed pedestrian plaza and commercial, retail, and/or dining space could look like. The commercial space is located directly off the ROW on NE 124<sup>th</sup> ST on L2. Below is partially subgrade parking, and directly behind the storefronts is our retail parking. This makes up all of L2 and the commercial/retail sf occupies 80.29% of the frontage and 43% of the square footage of our ground floor level. The image on the following page outlines how you access Level 2.5 then and level 3 for additional residential parking.. The separation between our ground floor and upper floors is separated by the orange line which indicates where a shear wall is being placed.



## RETAIL/COMMERCIAL FLOORPLAN

Retail SF Provided: 13,444.39 SF

Total ground floor sf along NE 124th: 31,506 GSF

Retail GSF: 13,444.39 SF

Percentage of building frontage dedicated to commercial: 80.29%

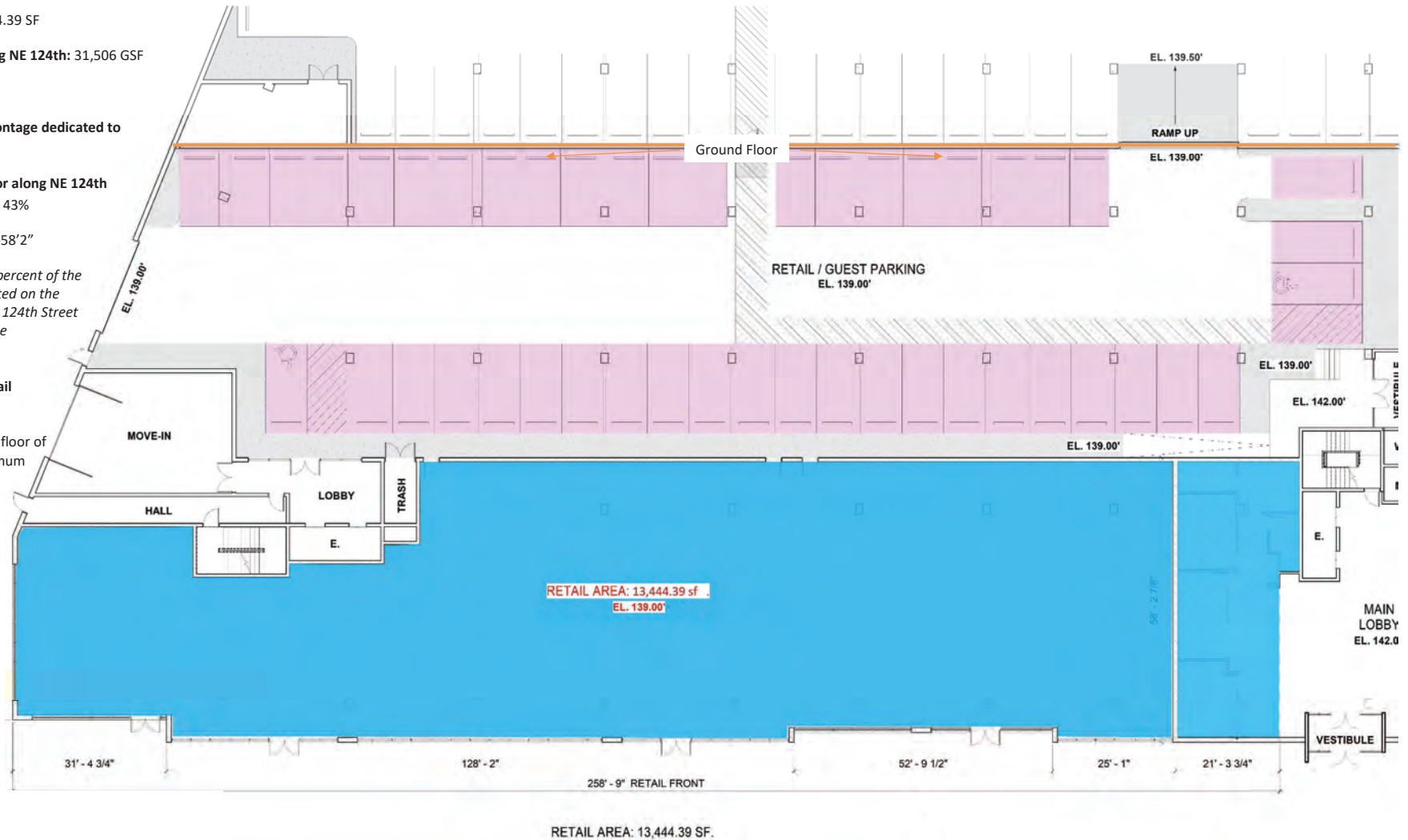
Percentage of ground floor along NE 124th dedicated to commercial: 43%

Retail space depth: 40'3"-58'2"

KZC 55.51.02: At least 20 percent of the total gross floor area located on the street-level floor along NE 124th Street of the building shall include commercial use.

Clear ceiling height of retail space: 14 ft

KZC 55.51.03: The ground floor of structures shall be a minimum of 13 feet in height.



## 81





Page | 73 City Kirkland Conceptual Design Conference-**The Foundry @ Totem Lake** | April 2023 | 5<sup>th</sup> Submittal

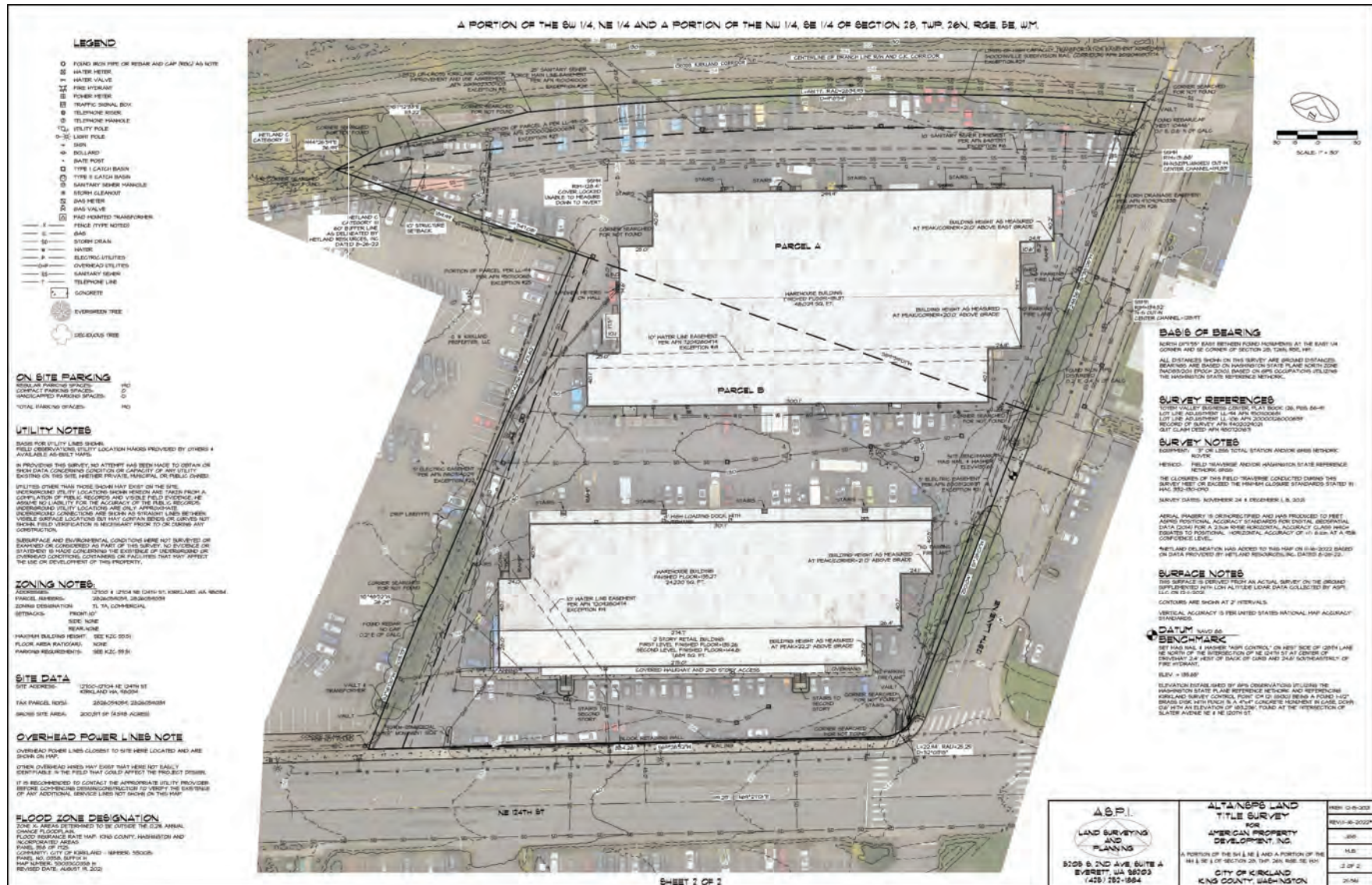
## PARKING LAYOUT L1.5 Ground Floor and L2



## PARKING LAYOUT L3









## DIRECTLY ADJACENT TO THE CROSS KIRKLAND CORRIDOR TRAIL & THE GATEWAY TO TOTEM LAKE



The Totem Lake Connector will be a bicycle and pedestrian bridge, which will connect the two ends of the 5.75-mile Cross Kirkland Corridor currently severed by one of Kirkland's most complicated intersections: Totem Lake Boulevard and Northeast 124th Street.



The Totem Lake Business District will continue to evolve into an attractive urban center – as a dense, compact community, with a mix of business, commercial and residential uses and a high level of transit and pedestrian activity. Outside of the Business District Core, the Plan for the Totem Lake Business District envisions new connections between areas separated by built features such as I-405 and building design that promotes a sense of community identity and continuity throughout the district. The Totem Lake Business District will continue to evolve into an attractive urban center – as a dense, compact community, with a mix of business, commercial and residential uses and a high level of transit and pedestrian activity. Outside of the Business District Core, the Plan for the Totem Lake Business District envisions new connections between areas separated by built features such as I-405 and building design that promotes a sense of community identity and continuity throughout the district.

The TL7 zoning area located at the eastern edge of the Gateway Hub, just southeast of the lake itself, the TL 7A subarea lies between the NE 124th Street arterial and the CKC. The Totem Lake gateway hub includes the westernmost tip of the zone. Site design in this area responds to its prominence at the north end of the CKC Connector overpass as a major route for bicycle and pedestrian commuters and recreational users and development includes pedestrian connections from NE 124th Street to the CKC.

The FOUNDRY Totem Lake expands on this vision and takes the Gateway feel and pedestrian connections to the CKC to another level. Our proposed development will welcome all people arriving to Totem Lake from the East, whether they are arriving by car, foot, bicycle, or another high tech efficient means of transportation. We look forward to delivering this building in early to mid 2025.



Section 55.51	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.005	Mixed Use Development Containing Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC. See Gen. Reg. 3.	1.5 acres	10'	0'	0'	80%	80' above average building elevation. See Spec. Reg. 3.	See Spec. Reg. 5.	C	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit.  See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in TL 7A. 2. At least 20 percent of the total gross floor area located on the street-level floor along NE 124th Street of the building shall include commercial use. Residential use may be located on the street level floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street. The Design Review Board may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the commercial frontage will maximize visual interest. Lobbies for residential use are allowed within the commercial frontage, provided they do not exceed 20 percent of the building's linear commercial frontage along the street. 3. The ground floor of structures shall be a minimum of 13 feet in height. Where necessary for the ground floor of the building to be at the elevation of an abutting street, the building may exceed the permitted maximum height of structure by up to five feet. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 6. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 7. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.

## Section 55.51

Zone  
TL 7A,  
7B

## USE ZONE CHART

Section 55.51	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Packaging of Prepared Materials Manufacturing See Spec. Reg. 1.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation.  TL 7B: 45' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area.	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include, as part of this use, accessory retail sales, office or service utilizing not more than 35 percent (50 percent for properties located within 150 feet of the Cross Kirkland or Eastside Rail Corridor) of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.015	Breweries, Wineries, Distilleries										1 per each 1,000 sq. ft. of gross floor area. Tasting rooms 1 per each 100 sq. ft. of gross floor area.	1. May include tasting rooms, accessory retail sales, or office utilizing not more than 35 percent of the gross floor area (no limit on properties in this zone where a restaurant use is allowed).
.020	Warehouse Storage Service										1 per each 1,000 sq. ft. of gross floor area.	1. May include, as part of this use, accessory retail sales, office or service utilizing no more than 35 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.
.030	Wholesale Trade											
.040	Industrial Laundry Facility											
.050	Wholesale Printing or Publishing											



Section 55.51

Zone  
TL 7A,  
7B

USE ZONE CHART

Section 55.51	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>↑</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.060	A Retail Establishment providing storage services. See Spec. Regs. 1, 2 and 3.	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation.  TL 7B: 45' above average building elevation.	A	E	See KZC 105.25.	1. May include accessory living facilities for resident security manager. 2. This use not permitted if any portion of the subject property is located within 150 feet of the Cross Kirkland or Eastside Rail Corridor. 3. This use is not permitted unless accessory to another permitted use.
.070	A Retail Establishment providing building construction, plumbing, electrical, landscaping, or pest control services						B	1 per each 300 sq. ft. of gross floor area.	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.			
.080	A Retail Establishment selling building materials or hardware											
.085	A Retail Establishment selling marijuana or products containing marijuana										80%	
.090	A Retail Establishment providing rental services										90%	1. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.



Section 55.51

Zone  
TL 7A,  
7B

USE ZONE CHART

Section 55.51	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.095	Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC. See Gen. Reg. 3.	3,600 sq.ft. per unit	10'	0'	0'	80%	TL 7A: 80' above average building elevation.  TL 7B: 45' above average building elevation.	B	E	1.2 per studio unit. 1.3 per 1 bed-room unit. 1.6 per 2 bed-room unit. 1.8 per 3 or more bedroom unit.  See KZC 105.20 for visitor parking requirements.	1. This use is permitted only in TL 7B, north of NE 126th Place, east of 132nd Ave NE, on parcels that abut the RMA 3.6 zone to the east and west. 2. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply. 3. At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives. 4. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents.
.098	Residential Suites See Spec. Reg. 1.		1.5 acres					80' above average building elevation. See Spec. Reg. 3.	See Spec. Reg. 5.	C	See Spec. Reg. 7.	1. This use is permitted only in TL 7A. 2. Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. Residential use may be located on the ground floor of a structure only if there is an intervening commercial use with a minimum depth of 20 feet (as measured from the face of the building on NE 124th Street), between this use and NE 124th Street. 3. The ground floor of structures shall be a minimum of 13 feet in height. 4. Site design must accommodate future pedestrian connections to the CKC. 5. Landscaping for this use must comply with KZC 95.42(1). Where an existing residential use exists on the adjacent property, KZC 95.42(2) shall apply.
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE												





Section 55.51	USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.098	Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  6. Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of light/industry office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents. 7. Parking shall be provided at a rate of one stall per living unit plus one per on-site employee, and modifications to decrease the parking requirements are prohibited. However, if parking is managed pursuant to Special Regulation 8, parking shall be provided at a rate of 0.5 per living unit plus one per on-site employee. 8. The required parking shall be 0.5 per living unit where the parking is managed as follows and the property owner agrees to the following in a form approved by the City and recorded with King County: a. Rentals shall be managed such that the total demand for parking does not exceed the available supply of required private parking. If the demand for private parking equals or exceeds the supply of required private parking, the property owner shall either restrict occupancy of living units or restrict leasing to only tenants who do not have cars. b. The property owner shall prepare a Transportation Management Plan (TMP) for review and approved by the City and recording with King County. At a minimum the TMP shall include the following requirements: 1) Charge for on-site parking, unbundled from the rent, for tenants who have cars. 2) Bus pass or equivalent alternative transportation mode subsidies for tenants who do not have cars. 3) Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site to avoid parking charges. 4) Adequate secured and sheltered bicycle parking to meet anticipated demand. 5) Designation of a Transportation Coordinator to manage the TMP, provide commute information to all new tenants, and be a point of contact for the City.  REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	

Section 55.51

Zone  
TL 7A,  
7B

USE ZONE CHART



Section 55.51	USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.098	Residential Suites (continued)										REGULATIONS CONTINUED FROM PREVIOUS PAGE  6) At the time the project attains 90 percent occupancy, the property owner shall provide an accurate and detailed report of initial resident parking demand and alternative commute travel. The report format shall be reviewed and approved by the City.  7) Following the initial survey, the property owner shall submit a biennial survey of residents prepared and conducted by a licensed transportation engineer or other qualified professional documenting on-site and potential off-site parking utilization and alternative commute travel. The Planning Director may increase or decrease the frequency of the survey based on the documented success of the TMP.  8) Acknowledgment by the property owner that it shall be a violation of this code for the actual parking demand for the project to exceed the available supply of required parking or to fail to comply with the provisions of the TMP or reporting requirements.  c. After one year of project occupancy, the Planning Official may allow a decrease in the required number of spaces if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study of the property. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the City Transportation Engineer. The study shall provide at least two days of data for morning, afternoon and evening hours, or as otherwise approved or required by the City Transportation Engineer.  9. All residential suites and all required parking within a project shall be under common ownership and management.  10. Development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified.  REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	



Section 55.51

Zone  
TL 7A,  
7B

USE ZONE CHART

Section 55.51	USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.098	Residential Suites (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE 11. Developments containing this use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.		

Section 55.51

Zone  
TL 7A,  
7B

USE ZONE CHART

Section 55.51	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.100	High Technology	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	90%	TL 7A: 80' above average building elevation.  TL 7B: 45' above average building elevation.  See Spec. Reg. 4.a.	A	D	If manufacturing, then 1 per each 1,000 sq. ft. of gross floor area. If office, then 1 per 300 sq. ft. of gross floor area. Otherwise, see KZC 105.25.	<div>1. This use may include research and development, testing, assembly, repair or manufacturing or offices that support businesses involved in the pharmaceutical and biotechnology, communications and information technology, electronics and instrumentation, computers and software sectors.</div> <div>2. May include, as part of this use, accessory retail sales or service utilizing not more than 20 percent of the gross floor area. The landscaping and parking requirements for these accessory uses will be the same as for the primary use.</div> <div>3. Refer to KZC 115.105 for provisions regarding outside use, activity and storage.</div> <div>4. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply:<div><div>a. Maximum building height is 65 feet. Building height may be increased to 75 feet for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with KZC 115.120(3); and</div><div>b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.</div></div></div>

Section 55.51	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.110	Office Use	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	TL 7A: 80' above average building elevation.  TL 7B: 45' above average building elevation.  See Spec. Reg. 2.a.	C See also Spec. Reg. 1(a).	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.	1. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. b. Outside runs and other outside facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland city limits, the following regulations apply: a. Maximum building height is 65 feet. Building height may be increased to 75 feet for elevator overrides and other rooftop appurtenances. Rooftop screening must comply with KZC 115.120(3); and b. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.
.120	Any Retail Establishment other than those specifically listed in this zone, selling goods or providing services including banking and related services (See Spec. Reg. 1).							TL 7A: 80' above average building elevation.  TL 7B: 45' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use is only permitted on properties located north of NE 124th Street, south of the Cross Kirkland Corridor right-of-way and west of 135th Avenue NE. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A. 3. No drive-through or drive-in facilities are permitted. 4. Retail establishments providing storage services are not permitted in TL 7A unless accessory to another permitted use.
.130	Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted on properties: a. North of NE 124th Street, and south of the Cross Kirkland Corridor/Eastside Rail Corridor. b. Within 150 feet of the Cross Kirkland or Eastside Rail Corridor. 2. No drive-through or drive-in facilities are permitted.
.140	Entertainment, Cultural and/or Recreational Facility											



Section 55.51

Zone  
TL 7A,  
7B

USE ZONE CHART

Section 55.51	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.150	Hotel or Motel	D.R., Chapter 142 KZC. See Gen. Reg. 3.	None	10'	0'	0'	80%	TL 7A: 80' above average building elevation.  TL 7B: 45' above average building elevation.	B	E	1 per each room. See Spec. Reg. 2.	1. May include meeting and convention facilities. 2. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.
.160	A Retail Establishment providing printing, publishing, or duplicating services										1 per each 300 sq. ft. of gross floor area.	1. Gross floor area for this use may not exceed 3,000 sq. ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.
.170	A Retail Establishment providing vehicle or boat sales, repair, services, washing, or rental								A	E	See KZC 105.25.	1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in KZC 95.45. See KZC 115.105, Outdoor Use, Activity and Storage, for additional regulations.
.180	Church								C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use. 3. The structure containing the use shall have been in existence on June 30, 2012, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building.
.190	Auction House See Spec. Reg. 1.								B	E	1 per each 300 sq. ft. of gross floor area.	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 KZC for Landscaping Category A.
.200	Kennel											1. Outside runs and other facilities for the animals must be set back at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean, healthful environment for the animals.
				See Spec. Reg. 1.								

## Section 55.51

Zone  
TL 7A,  
7B

## USE ZONE CHART

Section 55.51	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)		
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure	
				Front	Side	Rear							
.210	Vehicle Service Station	D.R., Chapter 142 KZC. See Gen. Reg. 3.	22,500 sq. ft.	40'	15' on each side	10'	80%	TL 7A: 80' above average building elevation.  TL 7B: 45' above average building elevation.	A		See KZC 105.25.	1. May not be more than two vehicle service stations at any intersection. 2. Gas pump islands may not be closer than 15 feet to any property line. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See KZC 115.105, Outdoor Use, Activity and Storage, for further regulations.	
.220	School or Day-Care Center See Spec. Reg. 6.	D.R., Chapter 142 KZC.	None	10'	0'	0'			D	B	See KZC 105.25.	1. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 4. May include accessory living facilities for staff persons. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. This use is not permitted in the TL 7B zone unless it is accessory to a primary use, and: a. It will not exceed 20 percent of the gross floor area of the building; b. It is integrated into the design of the building.	
.230	Public Utility								C				1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.240	Government Facility Community Facility								See Spec. Reg. 1.				
.250	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.											

## **Design Guidelines for Totem Lake Business Districts**

In addition to the standard guidelines contained in the Design Guidelines for Totem Lake Business Districts, the following list summarizes some of the key guidelines for regulations which apply specifically to the project or project area.

### **Special Consideration for the TL 7A Zone:**

Vision for TL 7: Site design in this area should respond to its prominence at the north end of the CKC connector overpass as a major route for bicycle and pedestrian commuters and recreational users. Development should include pedestrian connections from NE 124<sup>th</sup> Street to the CKC.

Interior Pedestrian Connections: Provide for safe and convenient public pedestrian access between NE 124<sup>th</sup> Street through the subject property to the CKC.